

YOUR OWN HOME BOOK of PLANS

by America's Leading Architects

25¢

25 DESIGNS
AND PLANS
IN COLOR

2, 3, 4 BEDROOMS ★ DESIGNS AND SKETCHES IN COLOR

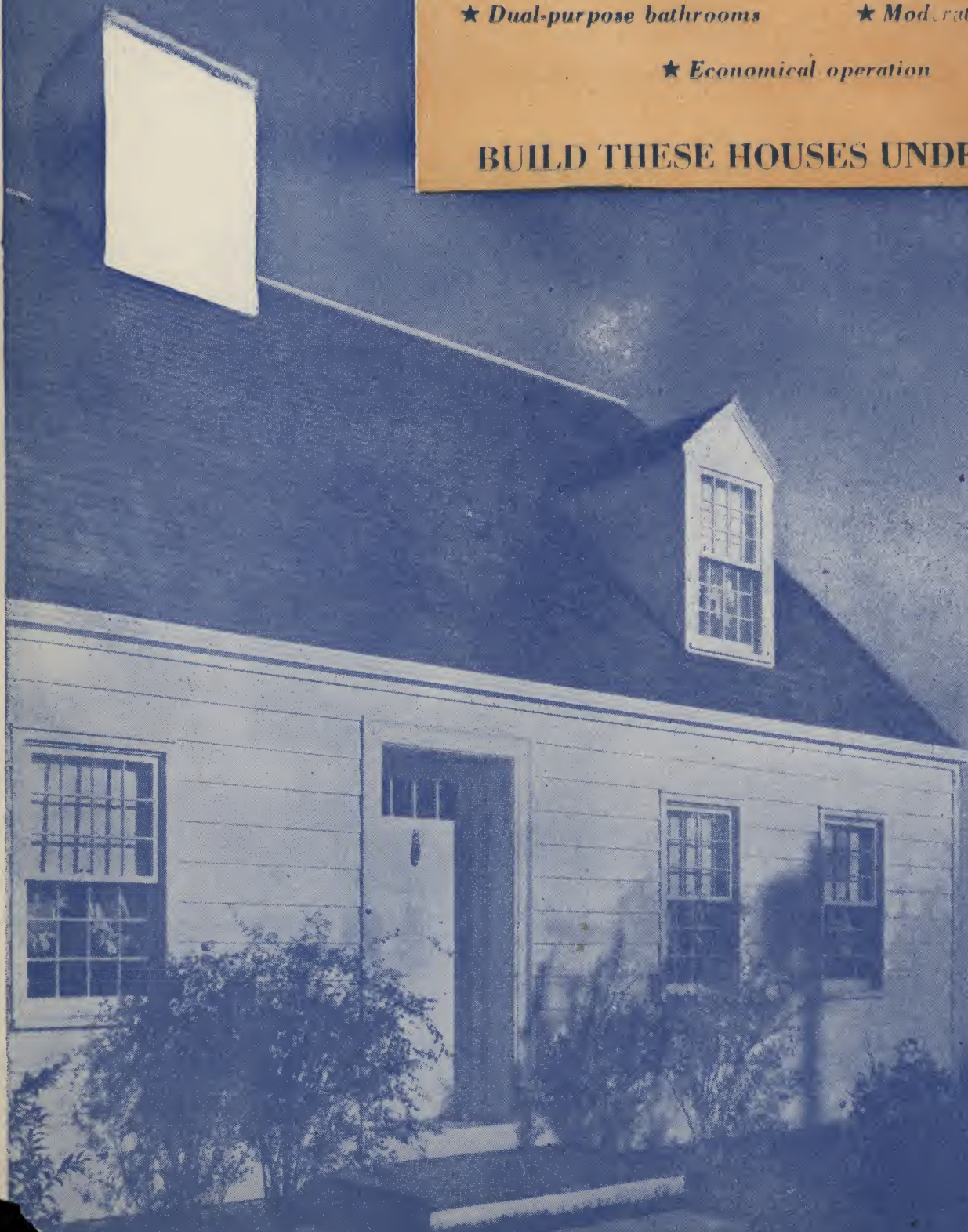
SPECIFICATIONS—AGREEMENT—WORKING DRAWINGS

AT \$5 FOR EACH SET OF DESIGNS ILLUSTRATED

SALIENT POINTS IN MODERN HOME BUILDING

- ★ *Automatic heating plant*
- ★ *Complete insulation*
- ★ *Ample closet and storage space*
- ★ *Air conditioning*
- ★ *Labor-saving kitchens*
- ★ *Practical room arrangement*
- ★ *Dual-purpose bathrooms*
- ★ *Moderate maintenance*
- ★ *Economical operation*

BUILD THESE HOUSES UNDER \$8500



**YOUR
OWN
HOME**

BOOK OF PLANS

YOUR OWN HOME BOOK OF PLANS has been designed and compiled to give the prospective home builder a comprehensive group of houses to choose from and to make available complete working plans, specifications and contract forms for each and all houses illustrated. The service provides the small home builder with architecturally correct plans that can be varied to suit any taste or requirement. Each plan is designed with working drawings by a leading American architect. For only \$5.00 you can have these working drawings of each house, assured that even though you engaged the costly individual services of an architect, you could have nothing better.

DETERMINING THE COST ● Building materials and labor costs today vary widely according to the section and city where you build. That is why working drawings are accompanied by a list of specifications (materials needed). With this at hand, you and your builder can easily determine the approximate cost of building.

CONTRACT FORMS ● The completely packaged architect's working drawings are also accompanied by contract forms which specify that your home will be built according to the plans and agreed materials. Your builder's signature to this contract is a binding agreement that your house will be built following the architect's plans and of the promised materials.

YOUR HOME IN PRINT ● When your dream home is an actuality, send us a photograph or snapshot, telling us approximately how much your home cost. As space permits your new home built from Your Own Home Book of Plans will be reproduced in YOUR OWN HOME magazine.



*When you have selected YOUR OWN HOME Plan Number,
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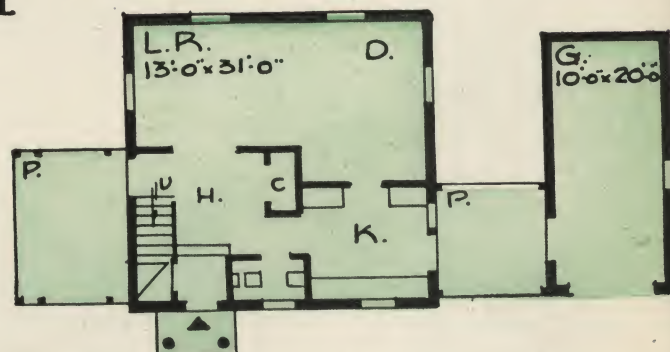
A DIFFERENT HOUSE

There are interesting and unusual items of structural design shown here.

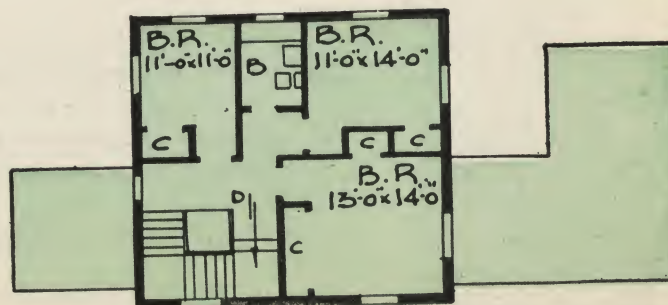
The conventional exterior of this house covers a very interesting interior. There is a spacious entrance hall flanked by powder-room, clothes closet and stairway. Living and dining rooms are as one, and the kitchen is situated on the front of the house. Second floor offers three bedrooms and a central bath. Porches and garage draw out the front lines in good style.

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FIRST FLOOR



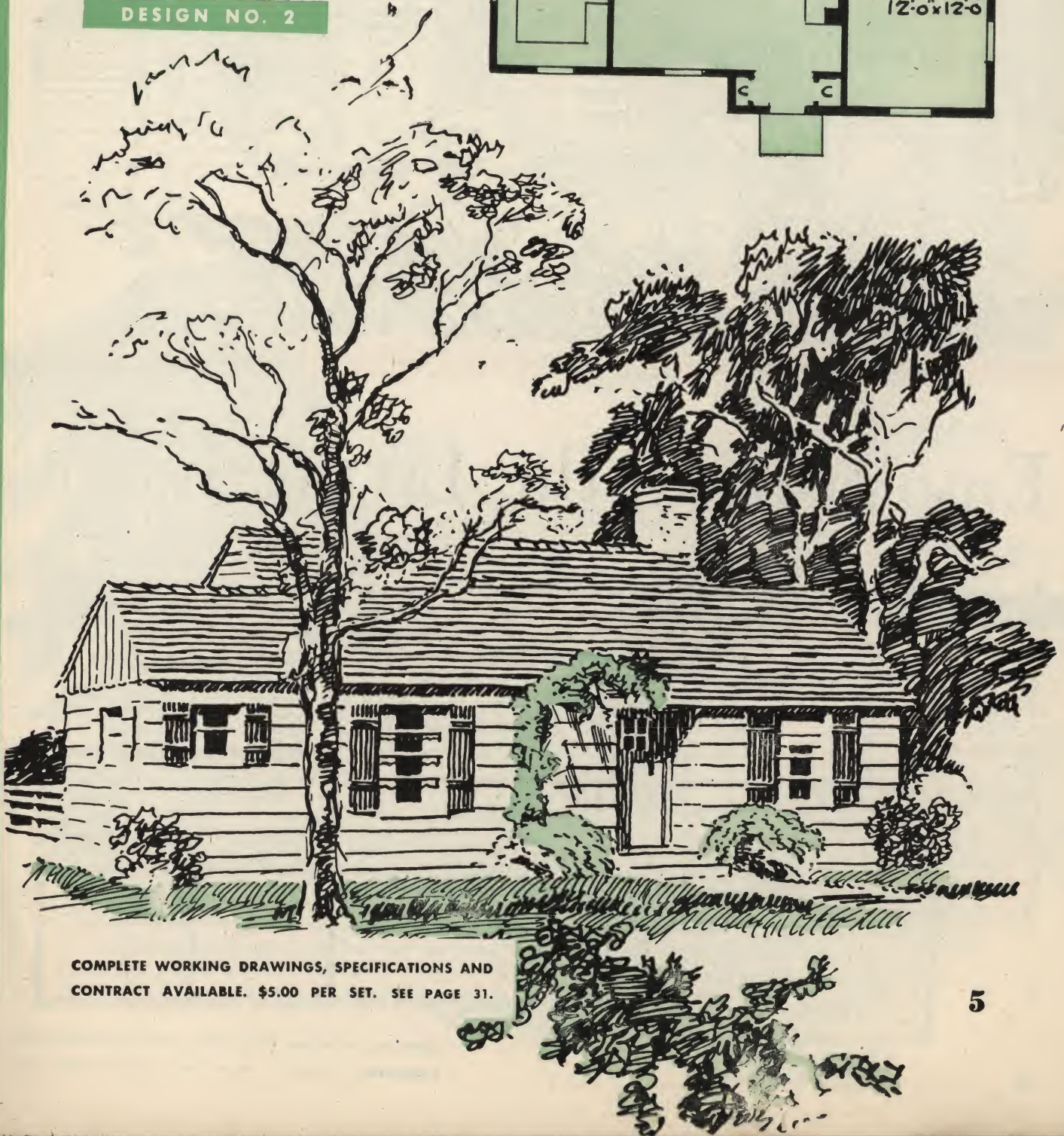
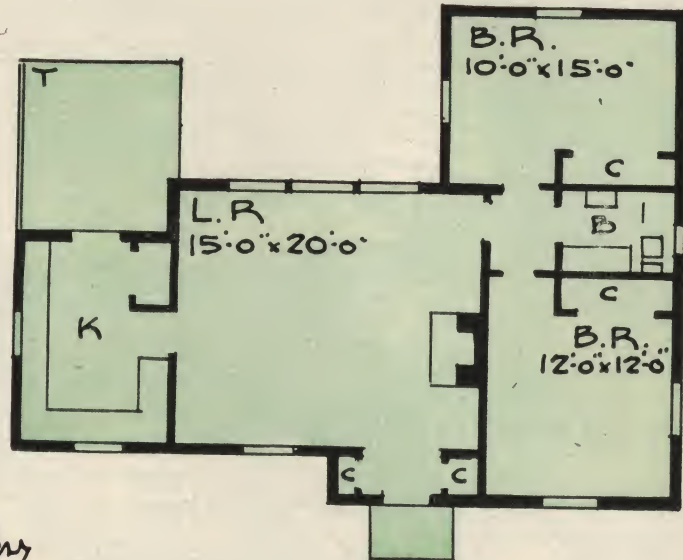
SECOND FLOOR



The PERFECT VETERANS HOME

Plain and economical to build, the structure holds everything that one could wish for in the small home. The open terrace at the rear and the bedroom ell add space without width to the house. The 300 square foot living room is large for so small a home.

DESIGN NO. 2



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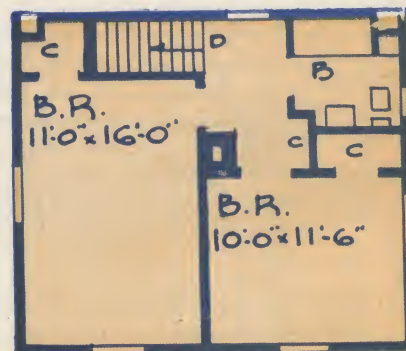
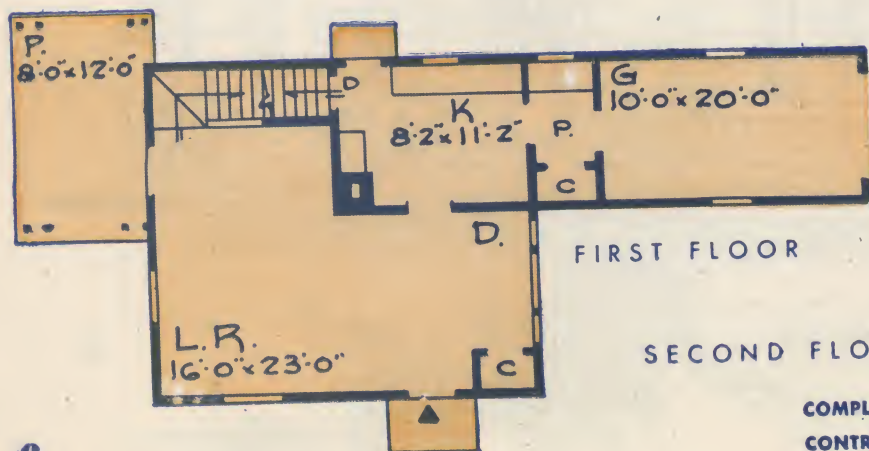


Emphasizing the Living Room

DESIGN NO. 3

A full two-story house, which can be brick-faced, or finished with clapboard or flush siding. The first floor is unique in that it offers an enormous living room with the stairway at the rear. Both kitchen and

garage are well in the back. The second floor sacrifices hall space for the benefit of the two bedrooms. This is an odd plan, and an excellent one.

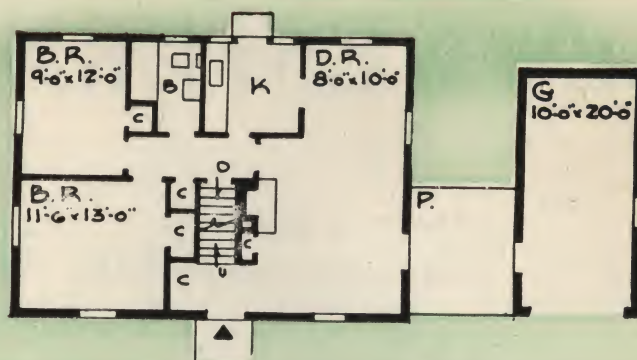


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Another GOOD G.I. RESIDENCE

Typically American, with broad lines and sturdy chimney. A one-story, two-bedroom house; with attached garage and connecting porch. These may be added after the house proper has been built. Kitchen is small but modern, and closet room is ample for the small family.

DESIGN NO. 4



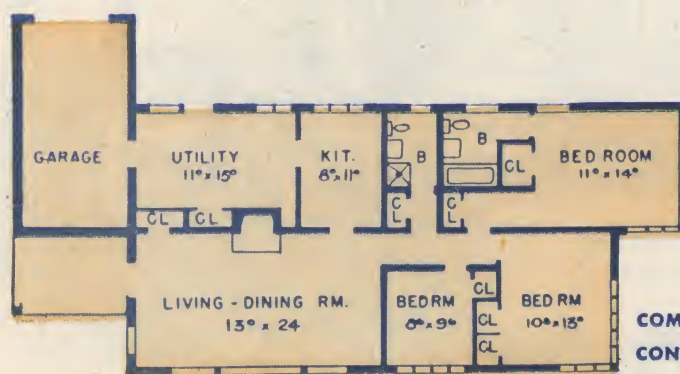
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IN WESTERN STYLE

*The ranch type house
has much to recommend it.*



DESIGN NO. 5



This long rectangular house is designed in true western fashion. The enclosed area at the front gives the feeling of much space to be used. The bedroom arrangements are good and the small lavatory with shower is a great convenience. Although designed for the west, this house would be appropriate any place.

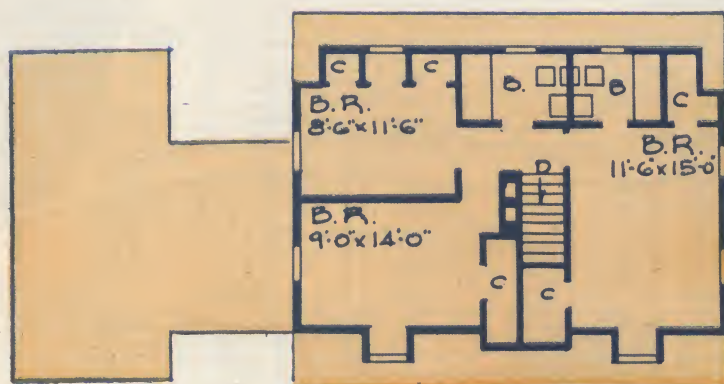
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A Roomy DUTCH COLONIAL House



FIRST FLOOR



SECOND FLOOR

A good solid Dutch Colonial house with a stone face and shingled roof. The first floor offers a very open effect as there is no dividing partition between entrance, living room, and dining room. The second floor offers three bedrooms with exceptional closet space and ventilation, as well as two complete bathrooms.

DESIGN NO. 6

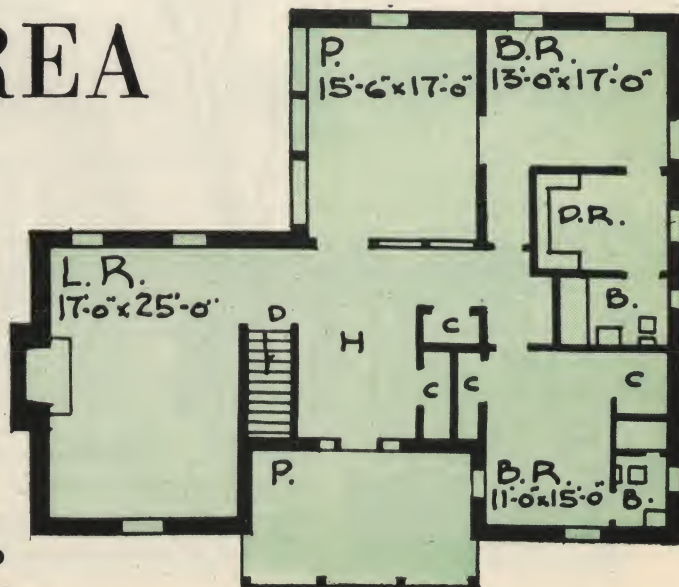




EMPHASIZING the SLEEPING AREA

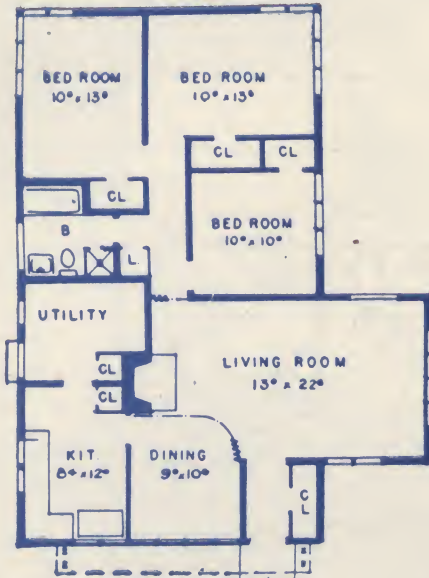
DESIGN NO. 7

The enclosed entryway and central hall lend an air of great privacy to this one-story house. The dressing room and private bath for one of the bedrooms is quite unusual, and the small bathroom with shower makes the second bedroom entirely independent. Note the abundance of closet space, and the roomy glass-walled sun-parlor.

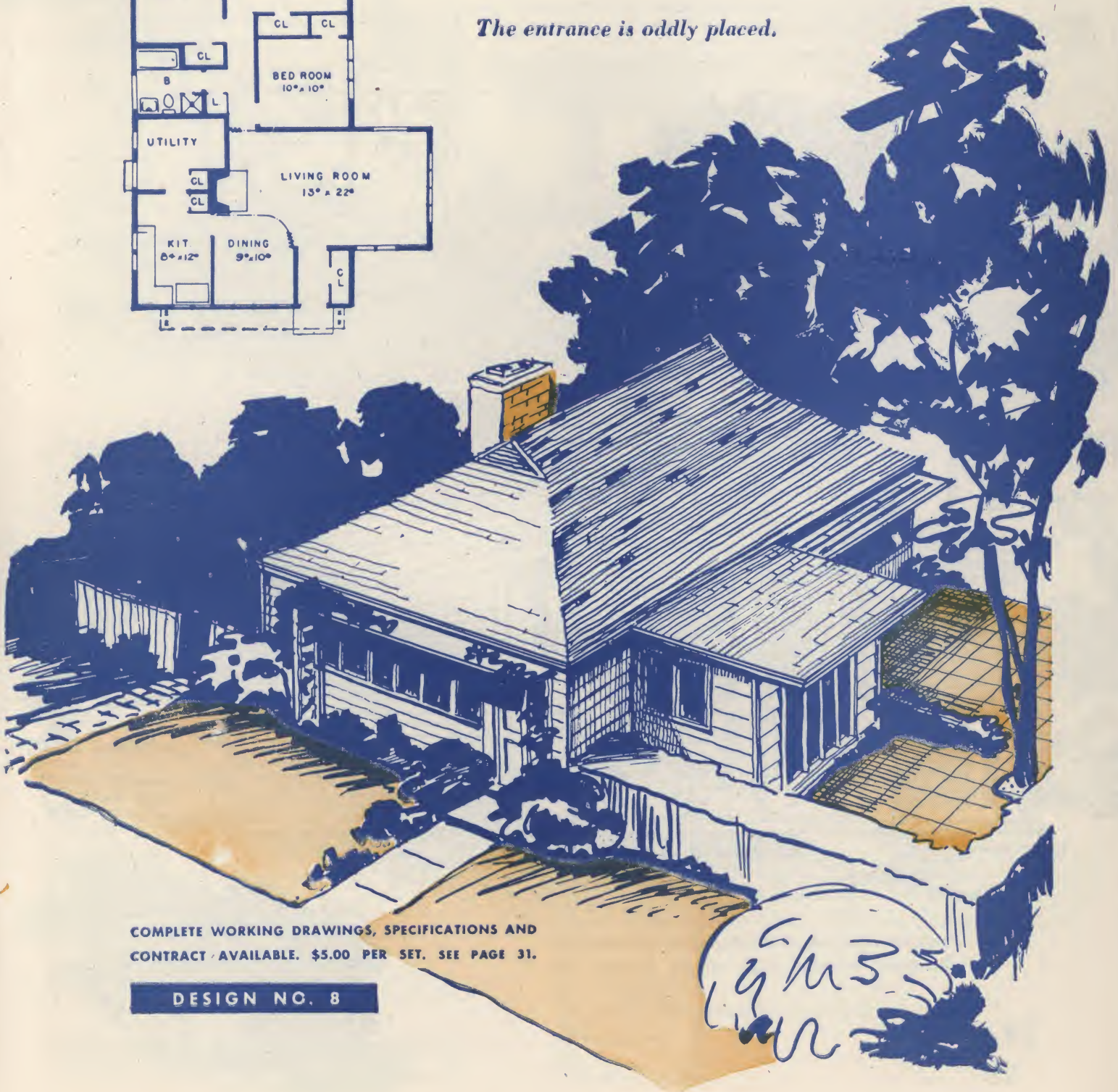


LARGER THAN IT LOOKS

A rather receiving plan in that one end of the house faces the road, and one would not expect three large bedrooms, a very large bathroom, plus kitchen, living and dining area. The utility room has plenty of space for storage as well as equipment. The location of the bedrooms assure quiet.



The entrance is oddly placed.

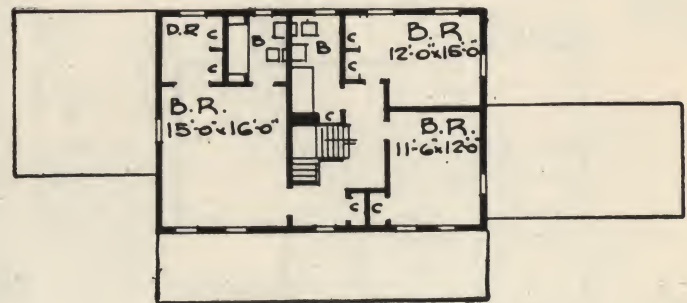
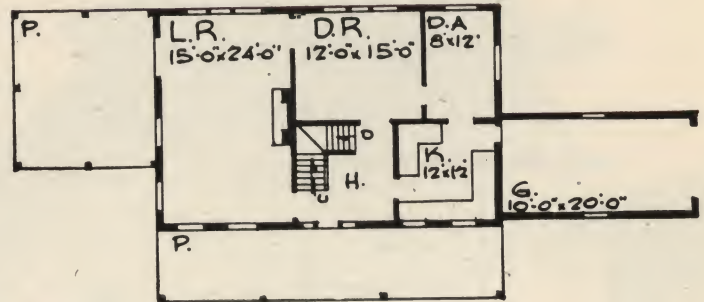


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DESIGN NO. 8

TYPICAL SOUTHERN COLONIAL

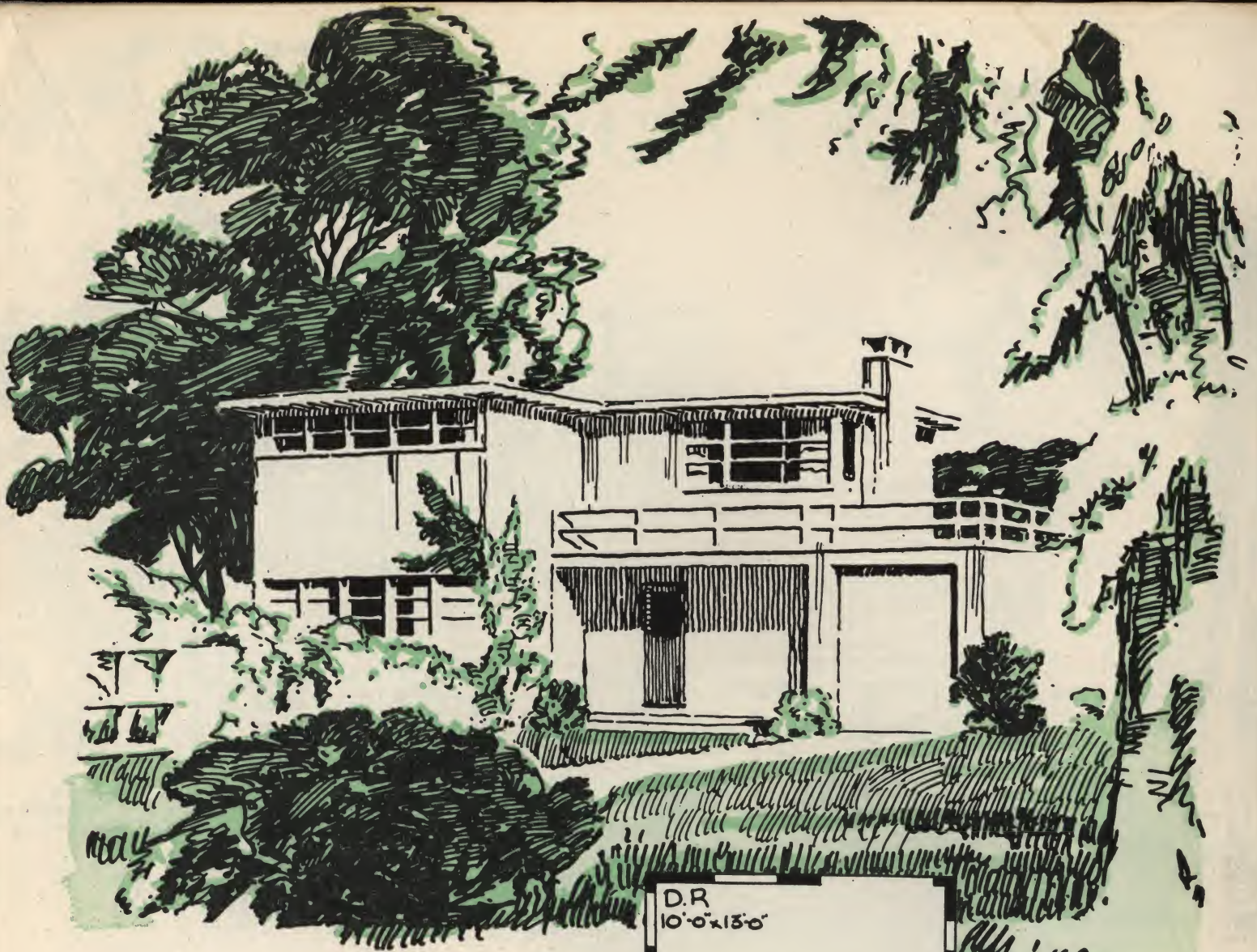
Southern Colonial and aristocratic looking, but not too large for the average family. Three bedrooms and two baths are arranged to the best advantage on the second floor, and the first floor provides the usual living, dining, and kitchen facilities. The garage follows out the usual Southern kitchen-wing addition.



DESIGN NO. 9



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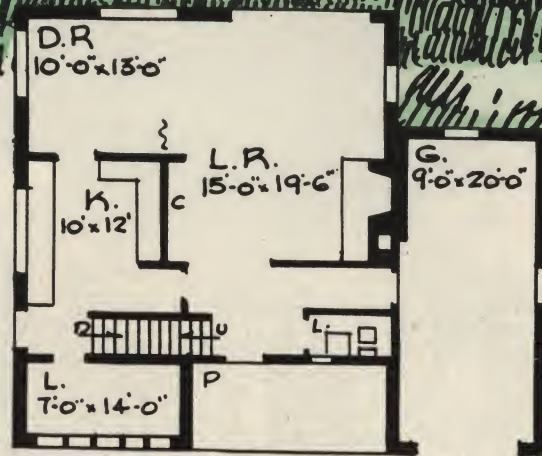


The ULTRA- MODERN

Very modern, with a huge encompassing sun-deck, a powder-room at the entrance hall, a dining corner off the living room, an unusual stairway location, a glass-enclosed sun-parlor or library duplicated on the second floor. This is a square economically built house, and one of the best plans developed in the past several years.

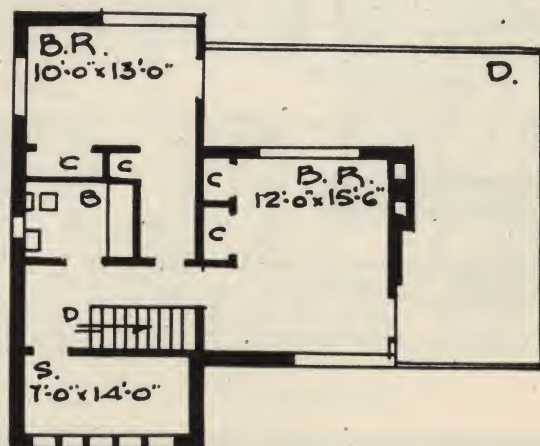
DESIGN NO. 11

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FIRST FLOOR

SECOND FLOOR

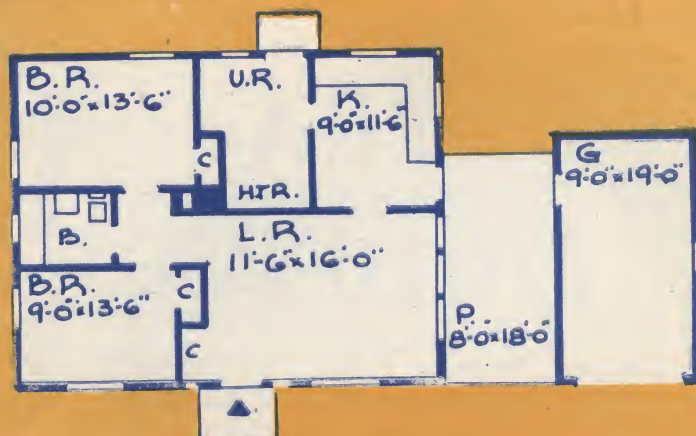




WITHOUT A BASEMENT

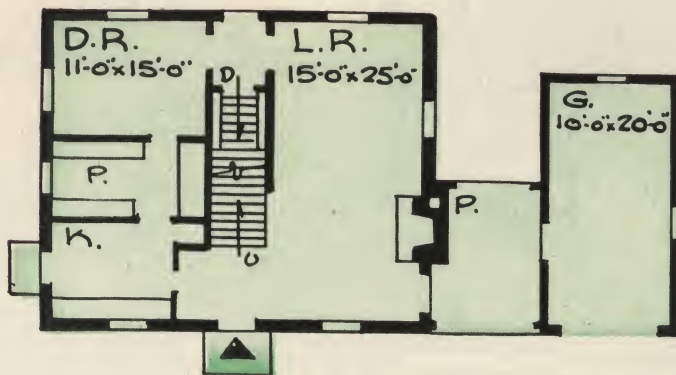
DESIGN NO. 10

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This is an orthodox arrangement of a one-story, two bedroom and bath home. It is economical to build, yet presents all of the best features of the modern small house. The utility room disposes of the necessity of a basement or cellar in accordance with the latest trends in home building.

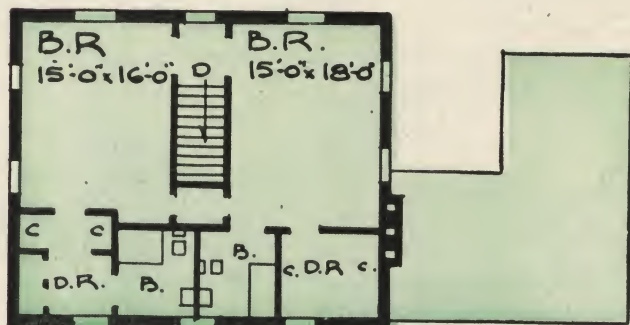
The GEORGIAN TYPE



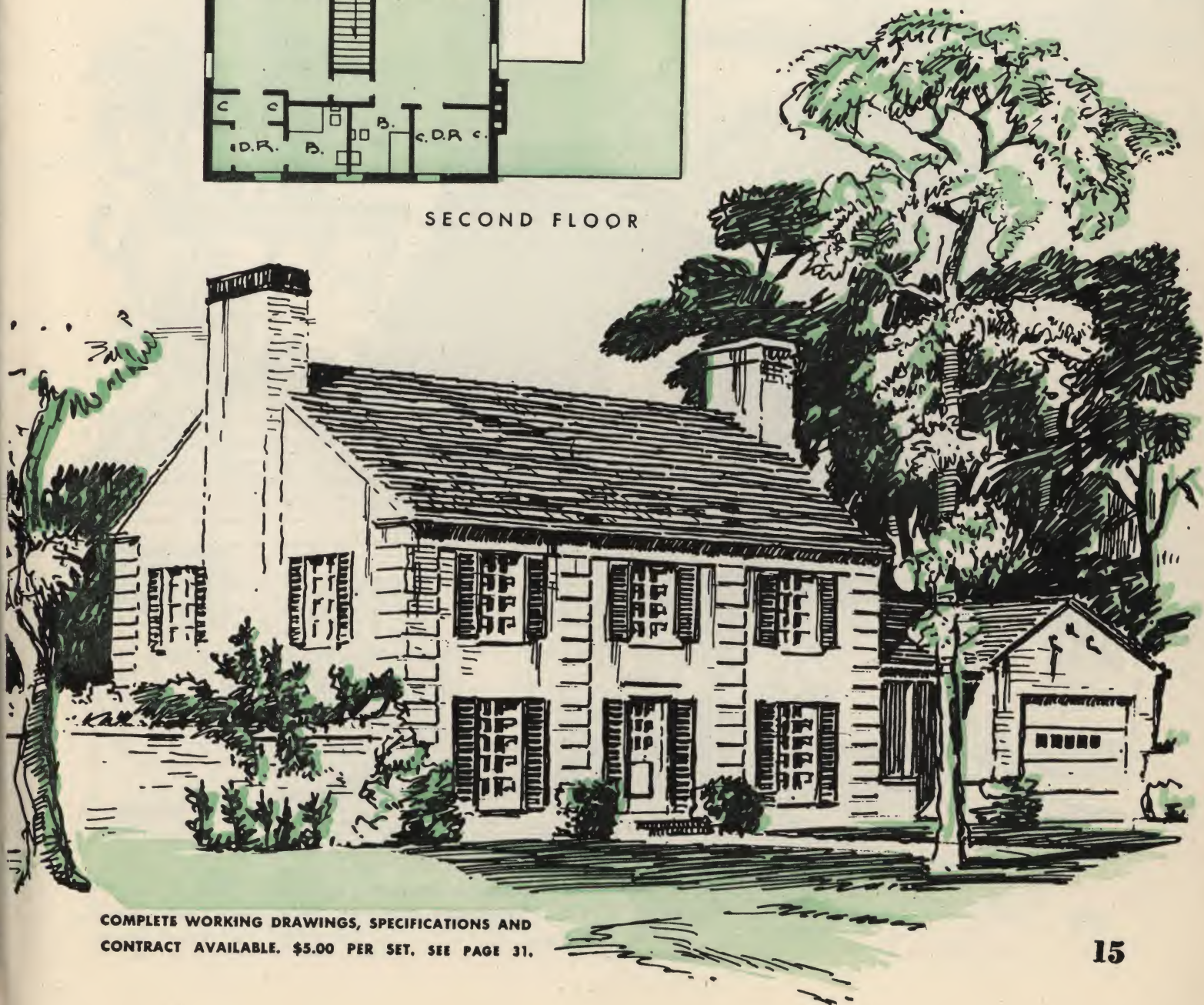
FIRST FLOOR

Williamsburg complete; — and following out all of the traditions thereof. A complete two-story residence offering a full-length living room, dining room and pantry on the first floor. In direct opposition however, the kitchen is located at the front of the house. The second floor offers two master-bedrooms with dressing rooms and private bath. Luxury, nothing else.

DESIGN NO. 12



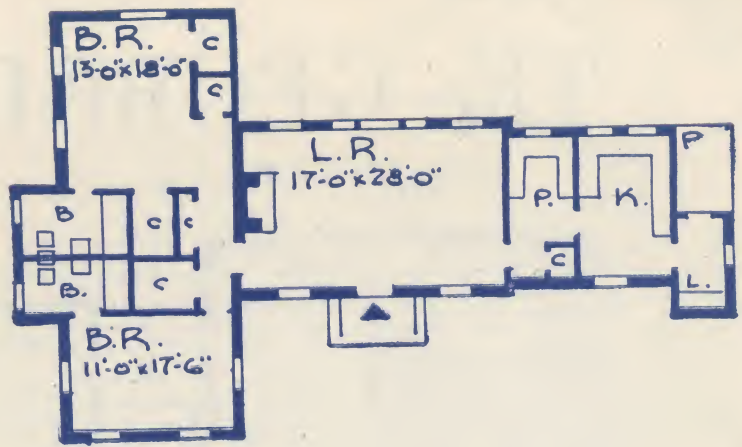
SECOND FLOOR



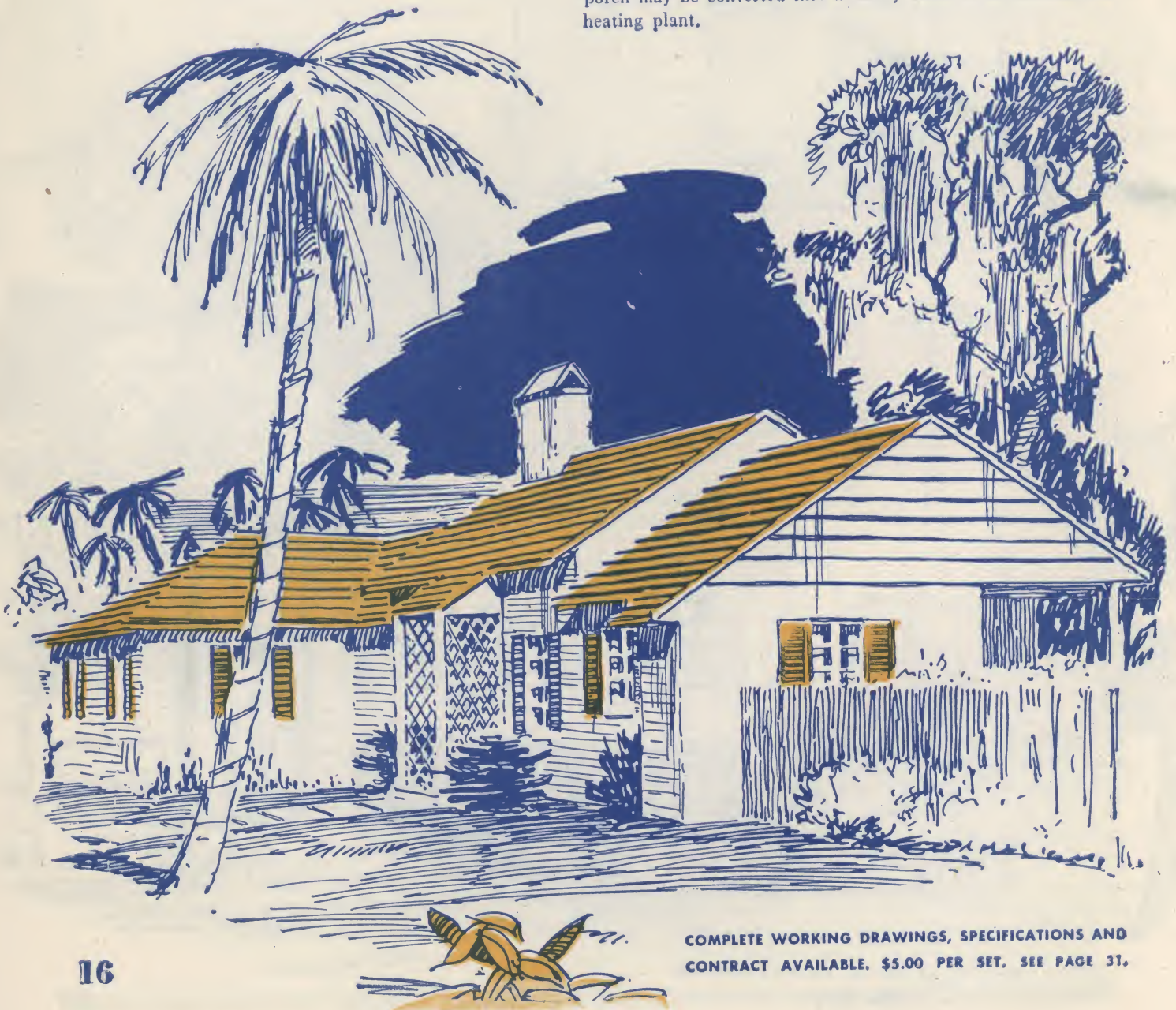
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SOUTH SEAS ABODE

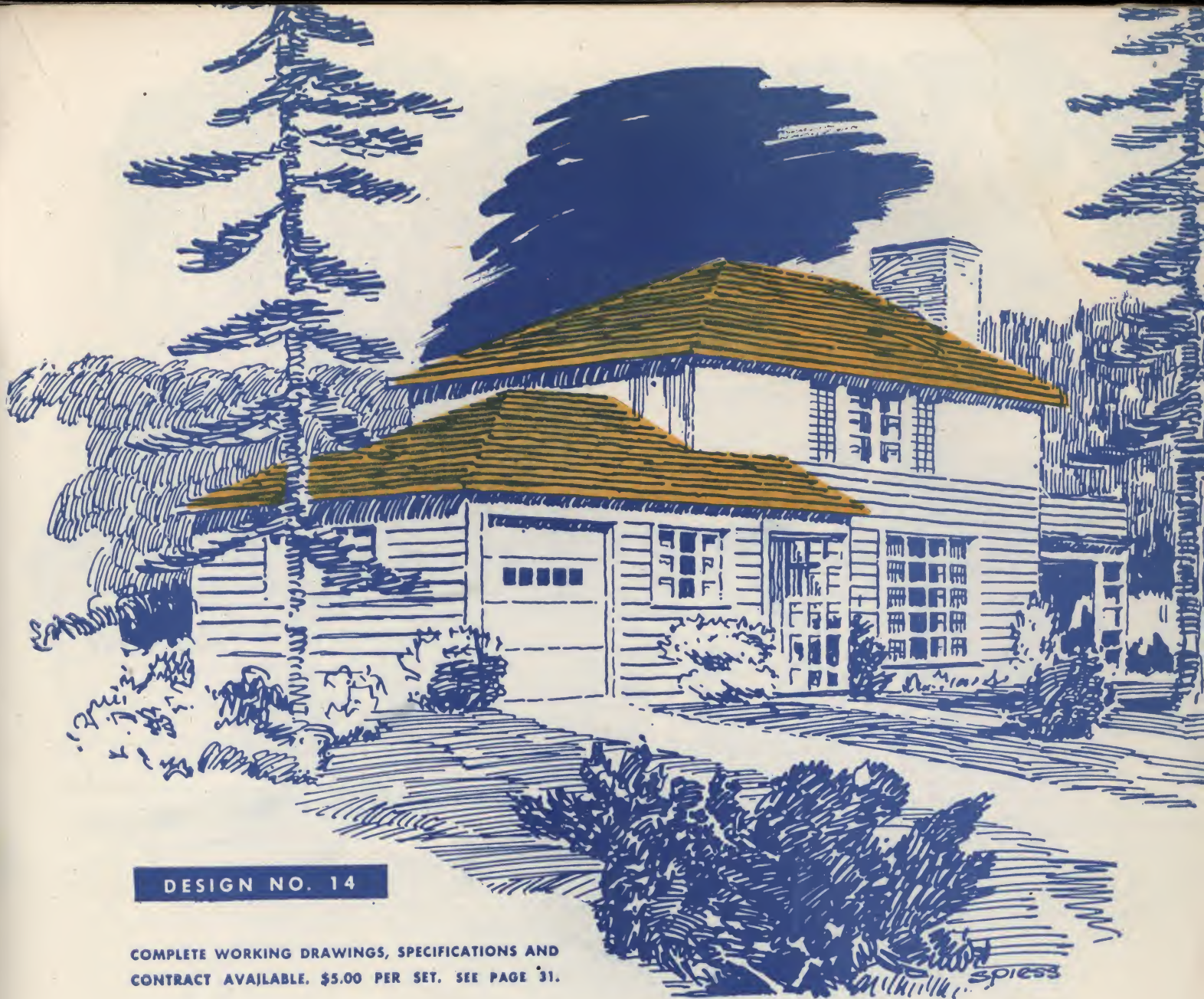
DESIGN NO. 13



Tee-shaped, and reminiscent of the Bahamas. In this plan the living room occupies the center of the house while the sleeping quarters flange off in their own ell. There is a bathroom for each of the bedrooms. The service area of pantry and kitchen, are on the opposite side of the house. Note the great window area and the fine cross-ventilation which they offer. The small servants' porch may be converted into a utility room to accommodate a heating plant.



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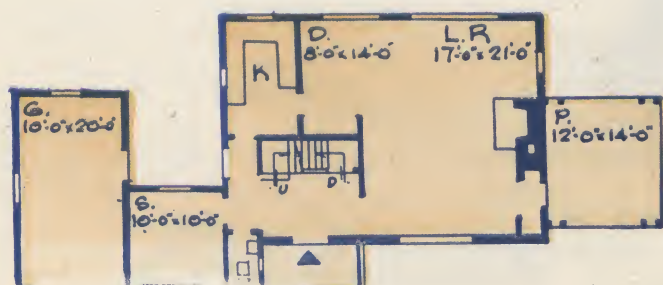
DESIGN NO. 14

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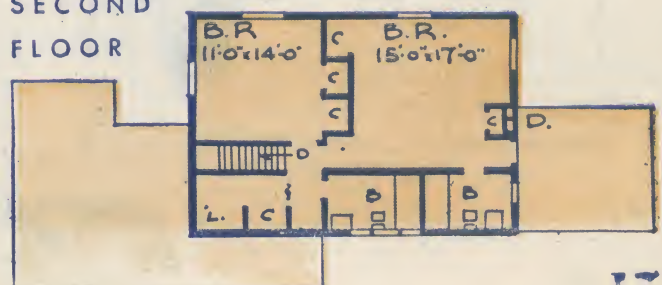
TRADITIONAL AMERICAN

Typical American, with deep overhanging eaves, attached garage, open porch and sun-deck above. A great living room to the right of the entrance, supplemented by a sun-parlor. A "U" shaped kitchen adjacent to the dining

area, a concealed stair-well, and a study that should be the delight of the man-of-the-house. Upstairs we find two grand bedrooms, two baths, an excess of closets, and all the privacy of the world.

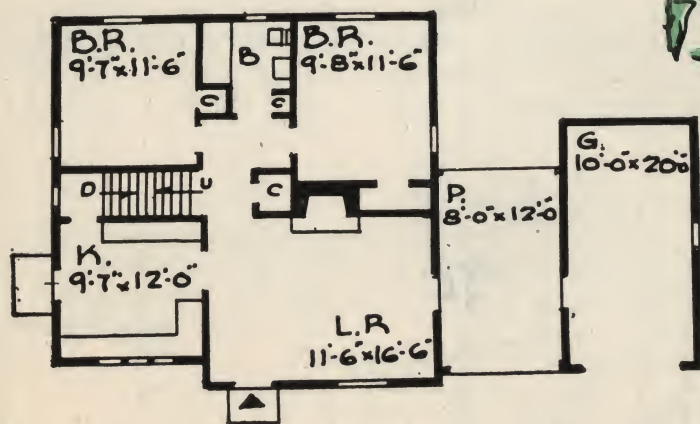


SECOND FLOOR





AN EXPANDABLE HOUSE



An exceptionally good four-square small house, with a breezeway and garage attached so that the entire assembly gives the effect of a much larger residence. The floor plan is ideal from any angle, and the arrangement of rooms presents a good opportunity for future expansion. At a later date, dormer windows can be cut into the roof and the attic finished off with another room and bath.

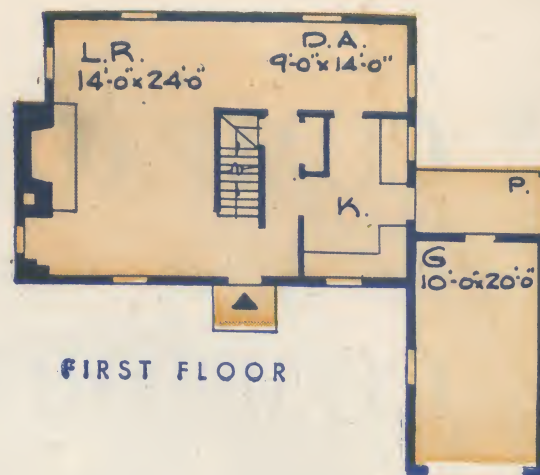
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DESIGN NO. 15

SMALL and CONVENIENT

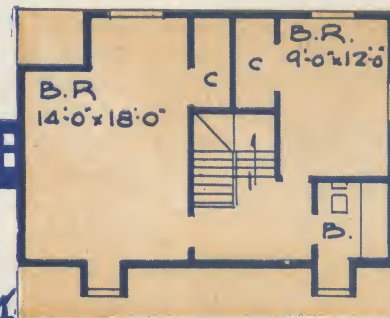
Charming simplicity combined with convenience is found in this small house. The first floor is devoted entirely to living room and kitchen with a dining area between the two. The garage is reached by way of the small porch off the kitchen. The second floor features two bedrooms and a bath, plus unusually large closets.

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FIRST FLOOR

SECOND FLOOR



DESIGN NO. 16

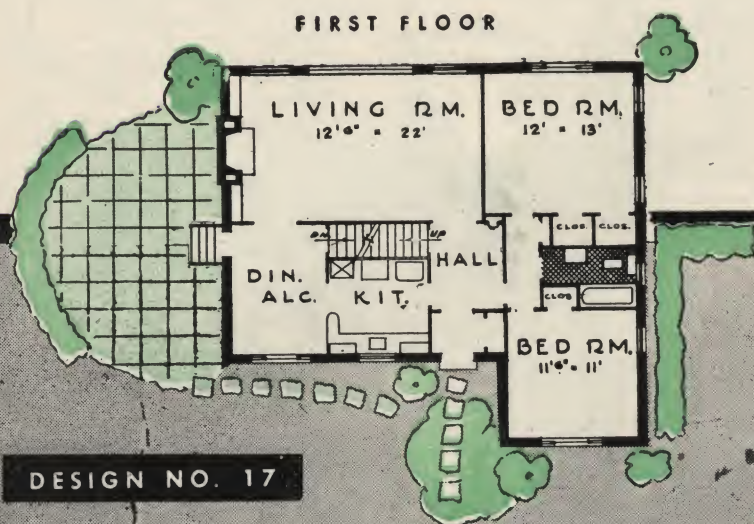
COMPACT AND COMFORTABLE



Rough stone and clapboard are combined to present a pleasing home-like air in this one story house. Designed to take advantage of sloping ground, the garage is beneath the house and

reached through the basement. The first floor offers a fine living room with a large picture window and two smaller windows, two good bedrooms and a centrally located bathroom. Special features are the foyer and the square hall which lend an air of spaciousness in so small a house. There is an unfinished attic which can be made into two additional bedrooms and a bath.

cu. ft. 22,000



DESIGN NO. 17

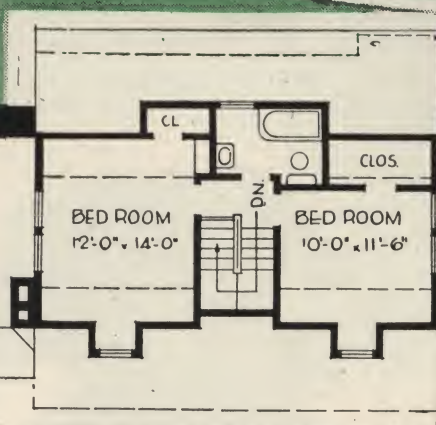
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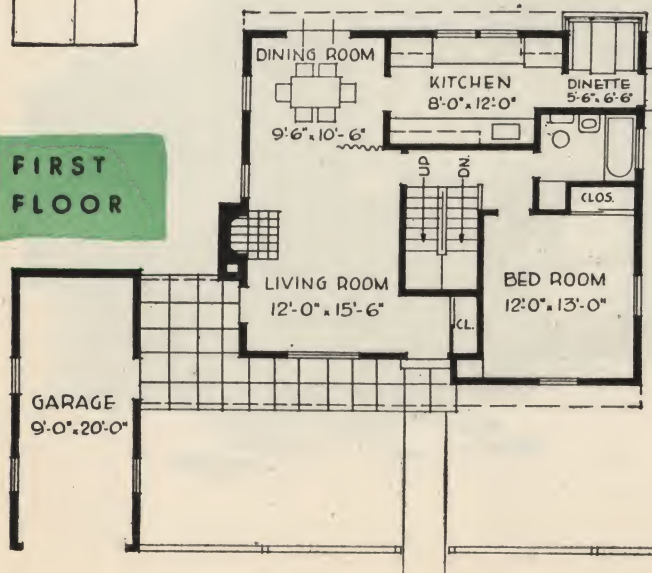


DESIGN NO. 18

SECOND FLOOR



FIRST FLOOR



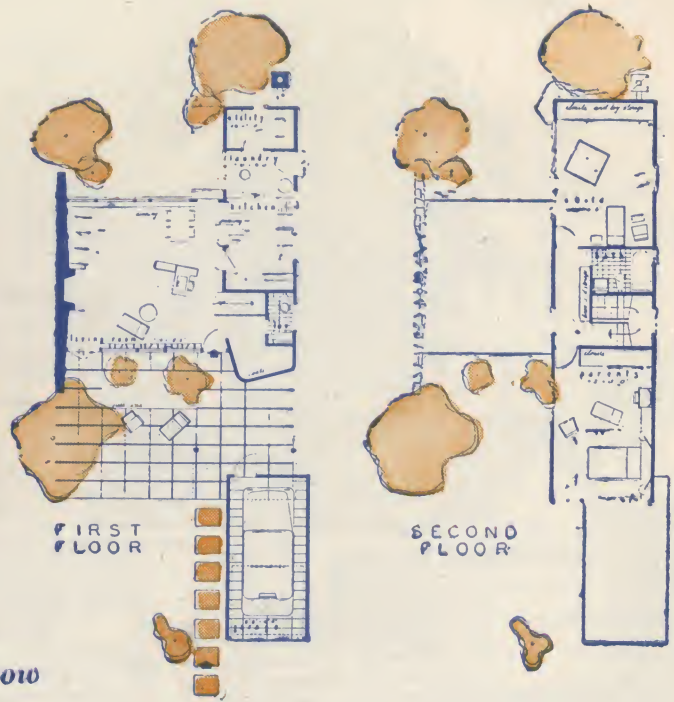
ALONG COLONIAL LINES

The wide-spread roof, well placed dormers, and small-paned windows, remind one of the New England countryside; but the interior offers very modern comforts. The first floor is well divided between a combination living and dining room, and an excellent bedroom and bath. A kitchen, and dining alcove for informal meals are placed well away by themselves. The second floor presents two bedrooms, each with three windows, and a good sized bathroom. The breeze-way connecting the garage with the house is a good feature, and might well be used as a small outdoor dining room.

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For the SMALL PLOT

Good modern floor plans can be made to offset the limitations imposed by narrow lots such as this.



Showing what can be done in a very limited piece of ground. This house is as modern as one could wish although it is designed to fit into a 40 x 100 foot lot. It is particularly adapted to the young couple who want to live out of the house as much as the climate will permit. The outside and indoor living areas are well related for this purpose. The vertical siding shown is optional, as other exterior finishes can be used.

cu. ft. 12,500

DESIGN NO. 19



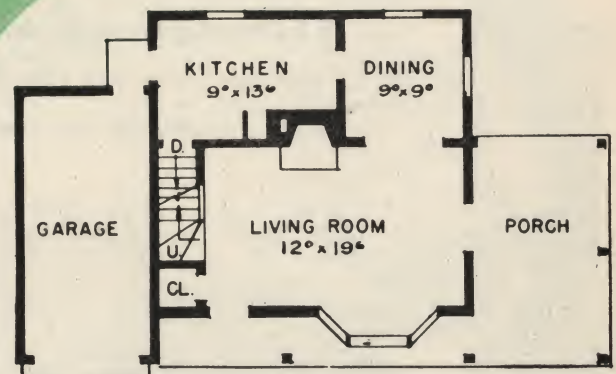


DESIGN NO. 20

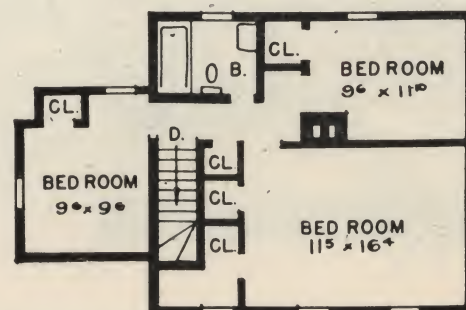
*Open covered areas
are in great demand in
some localities.*

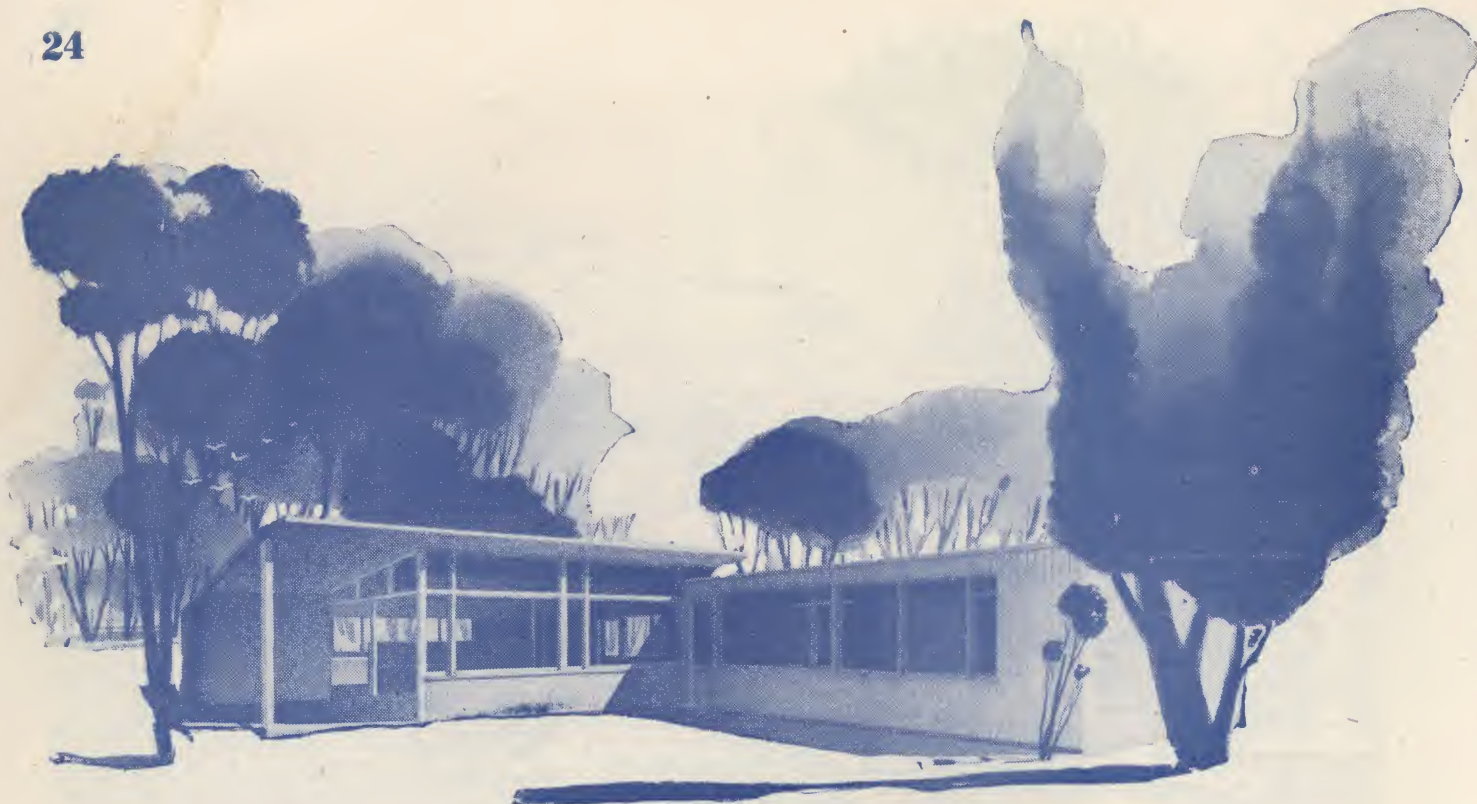
Featuring the PORCH

Some suburban dwellers practically live on the porch. This house offers much to those who like it. While the porch here is all-encompassing, it will not darken the interior of the house if the ceiling is painted and enameled white. The large bay-window is another feature that brightens the interior,



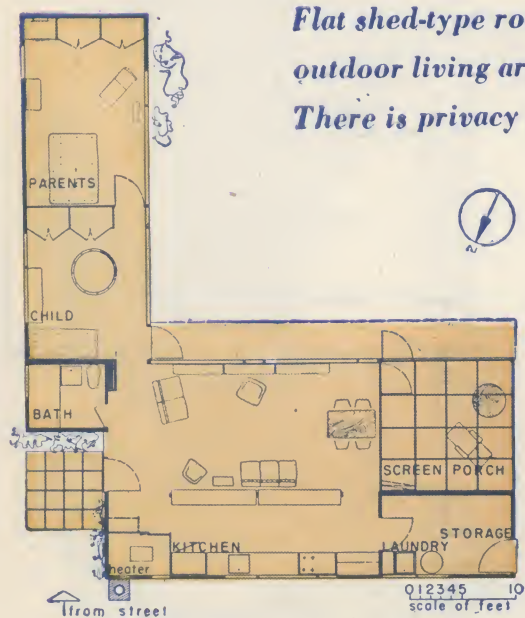
SECOND FLOOR





For MODERN LIVING

Flat shed-type roofs, large glass areas, and an air of outdoor living are characteristic of the modern functional houses. There is privacy for the occupants as well.



The unusually large glass areas of this modern home literally bring the outdoors into the house. The plan follows out the latest trends in good design, inasmuch as the sleeping areas are well segregated from the other portions of the house. The one modern bath-room is available from the living room as well as from the bedrooms. The low cabinet wall which separates the living room and kitchen makes no attempt to hide one from the other. Here is an exceptionally good plan for the low cost home.

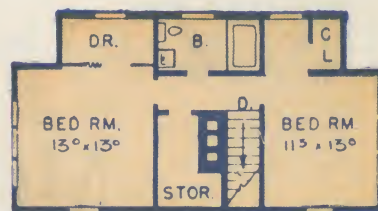
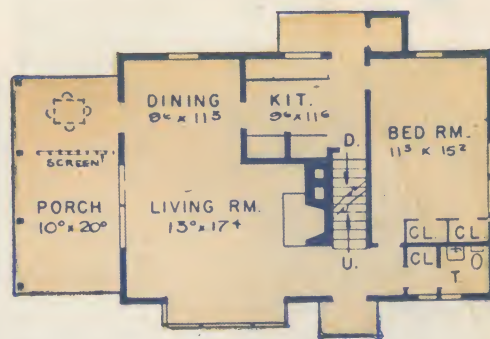
ca. ft. 11,000

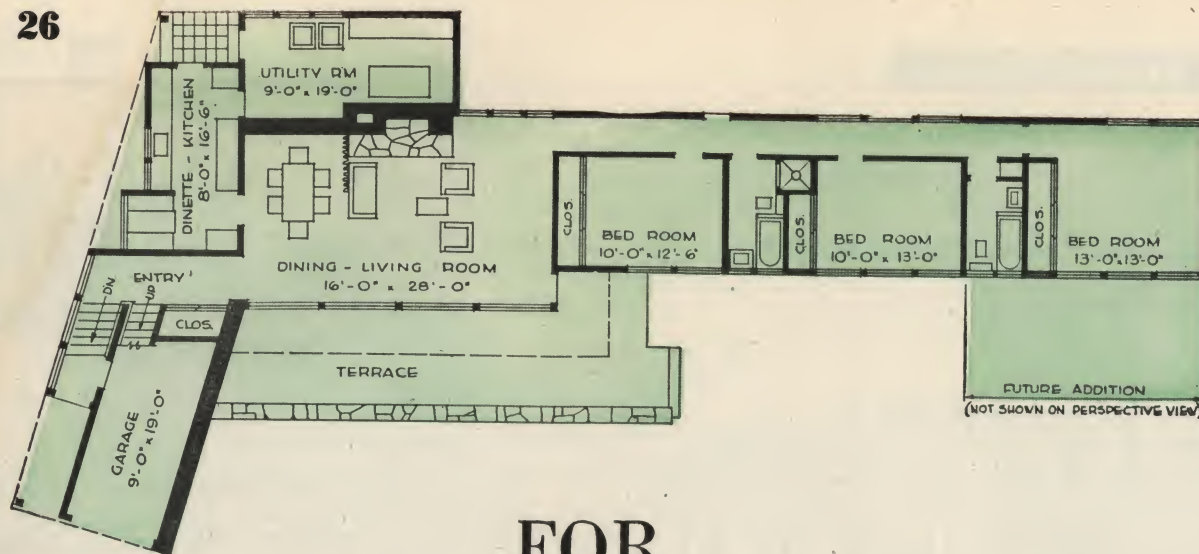
DESIGN NO. 21

To be built as the family growth may require.

STEP BY STEP

It is not always possible to have as large a house as we would like and still be able to furnish it and make it attractive. This plan suggests the main house to begin with, and the porch or terrace, and the attic to be finished later. This procedure is being followed in many new homes today.





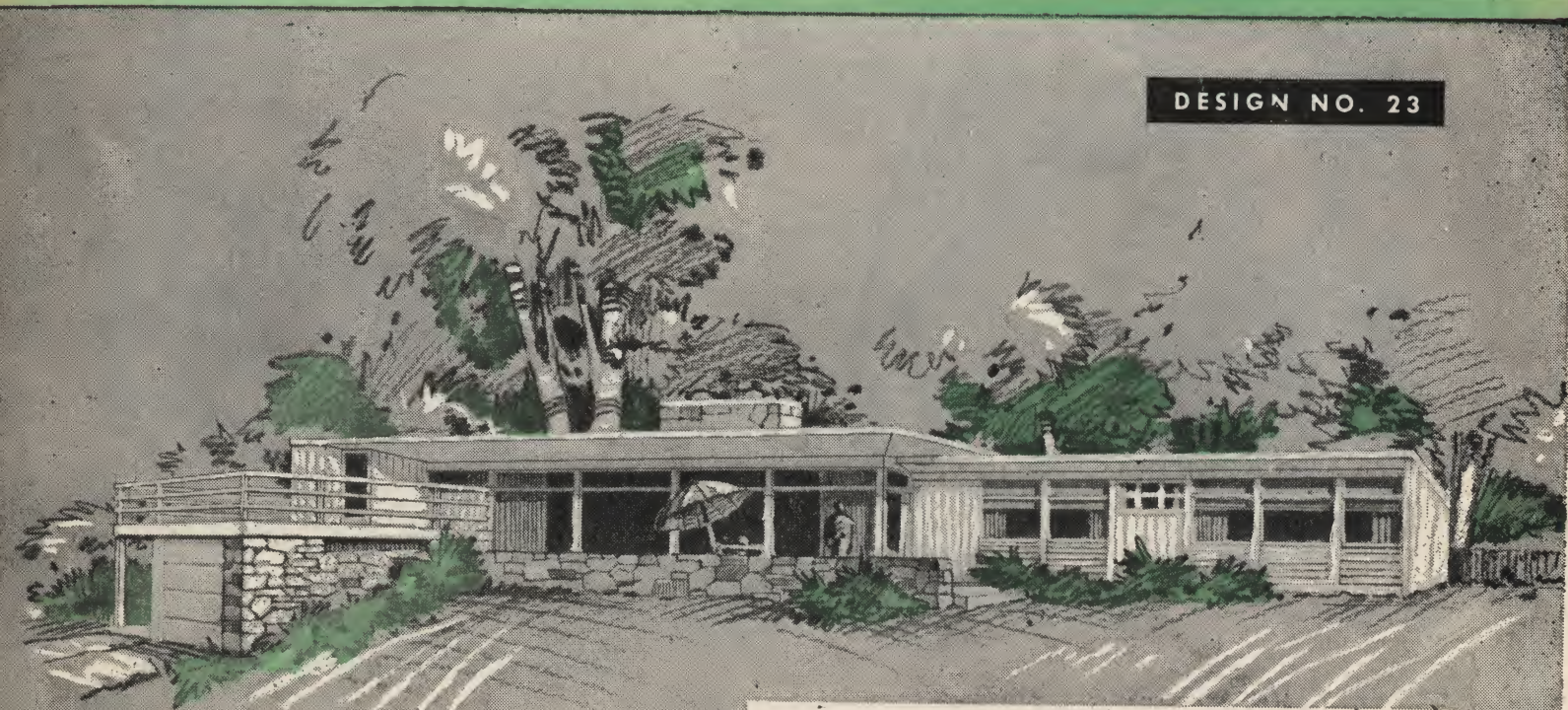
FOR MOUNTAINS or SHORE

Another ultra-modern open plan of dwelling. Although not over large in actual cubic feet of house, this plan gives an impression of great spaciousness and comfortable living. The long corridor-like hall leads to three bedrooms, each

with ample closet space and adjacent to a bathroom. This particular plan offers great possibilities for expansion and for treatment to suit the individual family requirements.

cu. ft. without added bedroom and bath 18,000

DESIGN NO. 23



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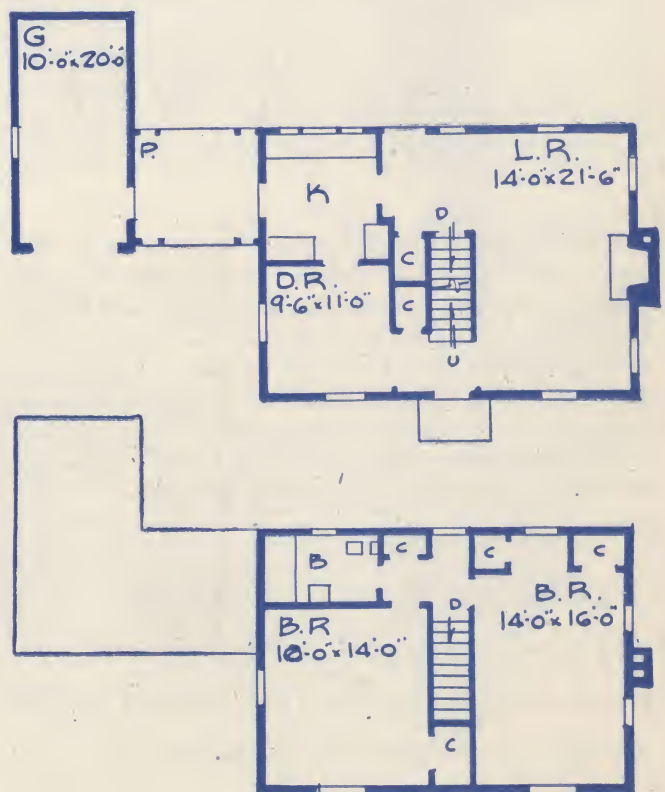
CONNECTICUT STYLE



Lower New England adheres to the old customs in home building to quite an extent. This is typical of the trend.

A roomy house with central stairway and conventional locations for both living and dining rooms. Exterior may be finished with stone, brick or siding. There are only two bedrooms but they are large and light and have two closets each. There is good storage space above the garage.

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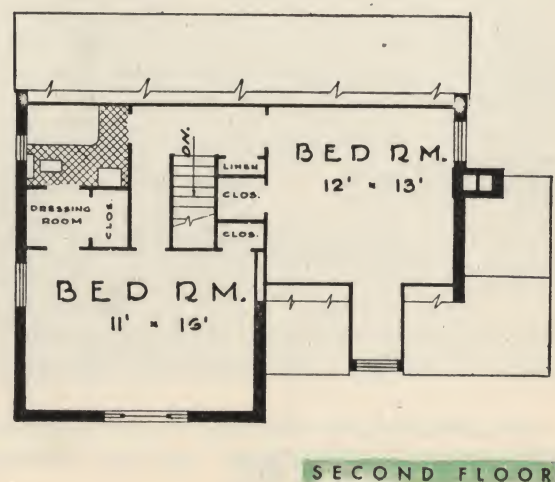
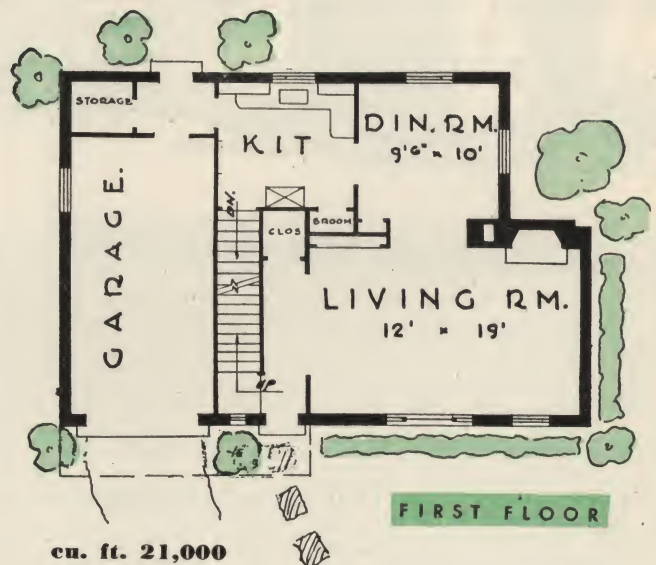


DESIGN for TWO

It would be difficult to plan a better arrangement for the couple who want to live without crowding. This plan provides a master bedroom with a small dressing room leading to the bath, and a guest room of good size as well. One of the best features is the amount of wall space available for furniture, although ample window space assure good ventilation and warm weather comfort. The clever arrangement of the rear entrance, with access to both kitchen and garage, add further convenience to an already good plan.

*A perfect plan for young newlyweds
and for the couple with children who are
grown and away—rooms are planned to give
plenty of wall space for furniture*

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TERMS used in the building trades

●Every business, trade, or profession, uses certain terms which are common in that particular line or activity. The building business is no exception to that rule, and a conversation between an architect and a builder or between a mason and a carpenter is quite apt to be confusing to a layman. Any one who is interested in houses, or

intends to buy or build a home of his own, must learn the meaning of the more frequently used terms unless he wants things to be going completely over his head. At the least he should understand the *principal points* of good construction and be able to identify them when he hears them mentioned. As an example, if he should hear the

head carpenter telling the builder that he thinks that the *girder* under the living room floor is "pretty light", he should know that the man means that the main supporting member under the floor is not heavy or strong enough.

The terms most frequently used to describe parts of the structure of the small house are as follows:—

FOOTINGS — mats of concrete or other masonry which carry the entire weight of the house.

FOUNDATIONS — the masonry walls which are built on top of the footings and rise as far as the first floor. Usually the basement or cellar walls.

SILL — the first wood, usually a heavy timber, laid on top of the foundation walls, and fastened to them with anchor-bolts.

FRAME — the skeleton or frame of the house starting up from the sill and ending at the top of the roof. The bones of the house.

STUDS — usually two inches by four inches in section, commonly referred to as 2 x 4s, and used to make up the framework of the exterior walls and the partitions which divide the house into rooms.

GIRDERS — heavy timbers, or lighter timbers spiked together, and used to brace the first floor. These should run from foundation wall to foundation wall.

JOIST — long heavy wood planks set up on end and spanning the basement from wall to wall to support the floor, and spanning the walls above the first floor to support the second or third floor.

BRIDGING — diagonal braces between the joints to stiffen the construction.

CORNER-BRACES — diagonal braces at the corners of the frame to stiffen and strengthen it.

DOUBLE-FRAMING — to double-up the 2 x 4s around the window and door frames and make up for the loss of strength involved when the openings must be cut into the frame.

SASH — usually the window assembly of upper and lower sash which contains the glass.

TRIM — the finished frames around doors and windows, also called finish.

SUB-FLOORS — the rough planks first laid over the floor joist and later covered with the real flooring strips or other material.

PARTITIONS — the interior walls which divide the interior of the house into the various rooms and halls.

FIRE-STOPPS — usually pieces of 2 x 4 placed horizontally between the wall studs to impede the progress of fire.

RAFTERS — the wood members which make up the roof frame.

RIDGE-BOARD — the topmost horizontal member of the roof structure — the back-bone of the roof ridge.

SHEATHING — rough tongued-and-grooved planks or boards nailed on the frame diagonally and well spiked into each stud. Or sheets of composition board.

BUILDING-PAPER — heavy asphalt coated or waxed paper covering the sheathing to provide a waterproof membrane.

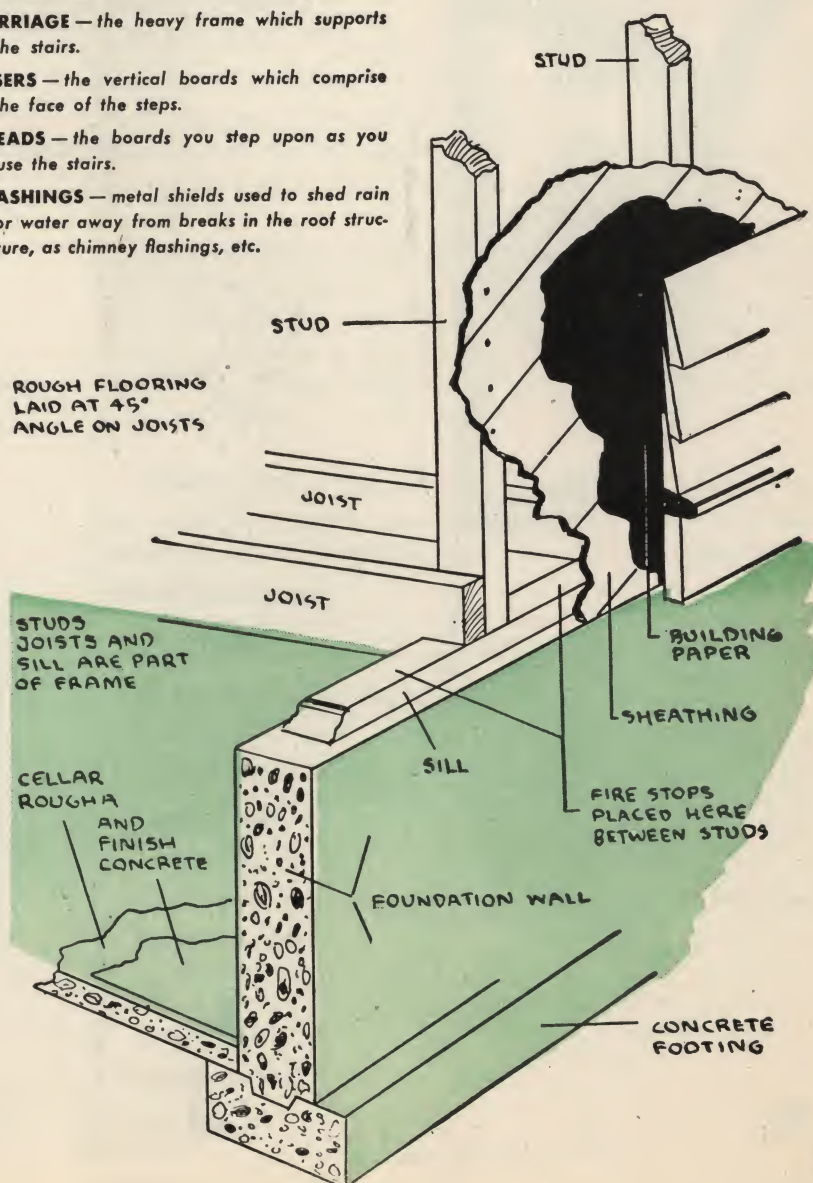
COLUMN — usually a support of wood or masonry intended to help support a floor or porch roof.

CARRIAGE — the heavy frame which supports the stairs.

RISERS — the vertical boards which comprise the face of the steps.

TREADS — the boards you step upon as you use the stairs.

FLASHINGS — metal shields used to shed rain or water away from breaks in the roof structure, as chimney flashings, etc.



There are well over a hundred different terms used in describing the various parts of the average small frame house, but the items above are the more important ones. When you understand what they mean you are on the road to some knowledge of building construction.

Much of the fun in building a home is getting the whole family together to mull over house plans. But to get beyond this dream stage, it is necessary to understand the blueprint or mechanical drawing and the seemingly mysterious symbols that reveal the workings of the plan.

How to read A BLUEPRINT

When you have learned the lines and symbols which make up a blueprint, you will find it as easy to understand as reading a printed page of type. It will no longer be a puzzle, and you can take any ordinary blueprint, and from it see where doors and windows are located, where lights will be placed, whether doors swing in or out and how much floor or wall space there will be to accommodate your furniture.

The symbols shown in the chart are most frequently shown on small house plans. Study them carefully and a blueprint will no longer be a mystery to you.

EXPLANATION OF SYMBOLS

CEILING OUTLETS



WALL OUTLETS



FLOOR PLUGS



DOUBLE WALL PLUGS



SWITCHES



DROP LIGHTS



SPECIAL PURPOSE SWITCHES



GAS OUTLETS



ELECTRIC WIRING AND OUTLETS



TELEPHONES



BELLS



BUZZERS



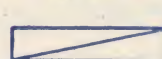
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